

Florence, New Jersey 08518-2323
May 7, 2018

A regular meeting of the Florence Township Board of Adjustment was held on the above date at the Municipal Complex, 711 Broad Street, Florence, NJ. Chairman Zekas called the meeting to order at 7:30 p.m. followed by a salute to the flag.

Secretary Lutz then read the following statement: "I would like to announce that this meeting is being held in accordance with the provisions of the Open Public Meetings Act. Adequate notice has been provided to the official newspapers and posted in the main hall of the Municipal Complex."

Upon roll call the following members were found to be present:

Brett Buddenbaum	Joseph Cartier
Anthony Drangula	Larry Lutz
Anant Patel	Lou Sovak
B. Michael Zekas	Margo Mattis
Dennis Puccio	

Absent: None

Also Present: Solicitor David Frank

APPLICATIONS

A. Application ZB#2018-01 submitted by Jeffrey Dzurko, 8 Hoffner Court, Roebling, NJ for Minor Subdivision and Use Variance approval for property located at 1021 Potts Mill Road, Florence Township. Block 166, Lot 12.03.

Solicitor Frank said he spent a good deal of time on the telephone today with the applicant's counsel, John Gillespie. They were discussing the application. When the conversation concluded, Mr. Gillespie consulted with his client and they elected to request the Board adjourn the hearing on the application. They may be planning to propose some modifications or possibly provide some more proofs next month. They asked that the hearing be adjourned to the next scheduled meeting on June 7th. He requested it be done without the requirement of re-noticing and publishing. This is the second adjournment request.

Member Patel asked if the notice would tell people what is being proposed or does it just say something is happening. Solicitor Frank explained it would describe what is being proposed. The notice should make people aware of what is being asked for. Member Patel asked if there are changes being made to the application, shouldn't it be re-noticed so people know what is being proposed. Solicitor Frank said yes, if there were significant changes made it should be re-noticed. There could be an argument that if what is being proposed is less intense than what was originally proposed they would probably not need to re-notice.

16.

Member Sovak said he thinks since the Board's next meeting night is not the normal meeting night (it will be on a Thursday as opposed to the normal first Monday of the month), perhaps that might be a reason to re-notice. Solicitor Frank said that could be a sound reason to want to re-notice. Member Buddenbaum concurred. Solicitor Frank said it is up to the Board. It is the second adjournment request, next month's meeting will not be held on the normal night, and the applicant could be proposing something different. All of those issues are in play and it is the decision of the Board.

Chairman Zekas said he was looking for a Motion. The applicant has requested an adjournment until the June 7th meeting, which is a Thursday. The question has been raised about re-noticing. It is really up to the Board to decide what it would like to do.

Member Buddenbaum said he didn't know if the notice would be important because those interested in the application would have been here this evening. It was noted there were audience members at the last meeting. He said he would make the Motion to re-notice because of the meeting falling on a different day.

It was the Motion of Buddenbaum, seconded by Sovak to grant the adjournment to the June 7, 2018 meeting with a requirement to re-notice with the extension of time for a decision by the Board.

Upon roll call, the Board voted as follows:

YEAS: Buddenbaum, Cartier, Drangula, Lutz, Patel, Sovak, Zekas

NOES: None

ABSENT: None

MINUTES

It was the Motion of Patel, seconded by Puccio to approve the minutes of the Regular Meeting April 2, 2018. Motion unanimously approved by all those present.

PUBLIC COMMENT

No members of the public were present.

ADJOURNMENT

Motion of Lutz, seconded by Buddenbaum to adjourn the meeting at 7:38 p.m. Motion unanimously approved by all those present.

Larry Lutz, Secretary

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